



James M. Baker  
*Mayor of Wilmington*

Timothy G. Crawl-Bey  
*Director of Real Estate and Housing*

## CITY OF WILMINGTON DEPARTMENT OF REAL ESTATE AND HOUSING



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Charles “Bud” Freel – At-Large

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Loretta Walsh – At-Large

### MISSION STATEMENT

Helping Wilmington residents meet basic social and economic needs through the creation of suitable living environments, the provision of decent housing and the creation of economic opportunities.

For further information  
please contact:

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**Wilmington**  
In the middle of it all

**Housing Programs  
and Services**



## PROGRAM ADMINISTRATION

Federal Funds are administered by this Division, which each year plans, monitors and provides regulatory oversight for the use of more than \$4.5 million in funds from U.S. Department of Housing and Urban Development programs – including the Community Development Block Grant (CDBG), Emergency Shelter Grant, Home Investment Partnership and Housing Opportunities for Persons with AIDS – to assist City residents. Program Management Division is responsible for development and implementation of the Consolidated Plan – a major initiative designed to guide housing and community development in the City of Wilmington.

## CDBG HOME REPAIR PROGRAM



This program was designed to provide timely assistance for dire emergency repair needs to the four major systems, or for any condition that may be hazardous to the homeowner.

The program assists City of Wilmington residents who are owner/occupants and whose annual income falls within the income guidelines of the CDBG Program.

## STATE HOME REPAIR LOAN PROGRAM

The City of Wilmington works in conjunction with the Delaware State Housing Authority to assist owner/occupants and investors in bringing their homes/properties into Code compliance. The City is complementary to the State Program in that we accept the applications, provide the financial interviews,

documentation and loan closings as well as preparing the work specifications, monitoring rehabilitation work while in progress, process contract payments and do final inspections. The maximum loan through this program is \$35,000 per unit.

## NEIGHBORHOOD FACILITIES SPECIAL PROJECTS



The Neighborhood Facilities Program assists a variety of neighborhood and community-based social and human service agencies/organizations with repairs and other improvements to their physical plants in order to correct code violations, eliminate impediments to the physically challenged, and to reduce the potential for blight. City-sponsored projects are also assisted under this area.



## FACADE PROGRAM

The Facade Program is designed to provide minor repairs to improve the general appearance of primarily residential blocks of properties in selected areas of the City of Wilmington.



## VACANT PROPERTY INITIATIVES

These efforts work to reduce the number of vacant and dilapidated structures/lots throughout the City. It also entails the management of City-owned properties. Activities include:

- Acquisition, renovation, and maintenance of neglected properties
- Requests for proposals and public auctions to re-develop vacant properties and/or lots
- The demolition of unsound structures development corporations.

## NEW DEVELOPMENT INITIATIVES

Work in this area serves to increase the availability of quality, affordable rental units while also creating new homeownership opportunities. The department's efforts, often undertaken in conjunction with the Wilmington Housing Partnership—a non-profit development corporation that promotes affordable housing and homeownership within the City—include:



- Overseeing construction projects
- Providing low-interest construction loans or subsidies
- Working with non-profit and for-profit development entities
- Coordinating neighborhood development efforts